

**MINUTES OF THE MILLVILLE
TOWN COUNCIL WEBINAR MEETING
March 23, 2021 (7:00 p.m.)**

In attendance: Mayor Ron Belinko, Deputy Mayor Sharon Brienza, Treasurer Barbara Ryer, Secretary Robert Wisgirda, Council Member Steve Maneri, Town Manager Debbie Botchie, Town Engineer Andrew Lyons, and Code Enforcement and Building Admin Jennifer Ireland

1. Call Meeting to Order

Mayor Ron Belinko called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

3. Roll Call

Mayor Ron Belinko stated everyone was present.

4. Adoption of Town Council Minutes

Motion to approve by Mr. Wisgirda, seconded by Ms. Brienza, motion carried 5-0

5. Citizens' Privilege

No responses.

6. New Business

A. Mayor Belinko announced there would be discussion, consideration, and possible vote on a final site plan submitted by Plitko, LLC on behalf of Kevin Martin, for Atlantic Auto Shop and Restaurant. Ms. Botchie announced Mr. Robert Plitko was on the line to present the application. Mr. Plitko stated his name and identified that he was representing Kevin Martin on this project of the Atlantic Auto and Restaurant. He stated they were coming before you tonight for the final site plan approval. We have gone through all of the agencies with engineering, and we have storm water approval, fire-site approval, DNREC tax ditch approval, and everything needed to construct the project and get the site permitting done. At this time, are there any questions for me. Mayor Belinko asked Council and Mr. Lyons if they had any questions. Mr. Lyons stated he had no questions, but for Council's information, stated he had reviewed the project numerous times and talked with Mr. Plitko. He stated all of his comments and questions had been taken care of. Mr. Lyons stated that Mr. Plitko was correct, all the permits have been received by the Town, so they are able to record the site plan, if it is approved tonight with the LONO plan. Mr. Lyons stated, in the packet you will see the responses to my last set of comments, which they do have everything in there. They added the extra handicap parking space that they need, wheel stops in front of the pond, and a couple other small items that were needed to finalize it. Everything has been

taken care of. Mayor Belinko asked Council for comments. Ms. Ryer stated that she had a couple of comments. She remembered when the Council first reviewed this plan, and it appeared that the company has done everything that Council originally asked them to do. First of all, that sign is awesome with the old Woody and surfboard and a nice to Rt. 26, as well as, the cupulas and fence on the outdoor seating. The landscaping plan looks good, and they have all of their approvals: DelDOT, Sussex Conservation, Fire Marshall, and of course, Andrew's thorough comments, and Planning & Zoning (P&Z) Commission's recommendation. Ms. Ryer stated she was very happy with it. Mr. Wisgirda stated he has been following this project since June of last year and has read the P & Z minutes. He said that he thought this was excellent, as far as, being a former businessman himself, with doing this would be a great addition to Rt. 26 and the Town of Millville. He was really pleased with all of the work that was gone into this, and he realized there was a lot of work done by everybody. Mayor Belinko stated that he listened in on the P & Z meeting, heard their suggestions, and with which they followed through. Mayor Belinko said it was pretty exciting to have your car fixed and have breakfast or lunch. Mayor Belinko asked if anyone had any further questions. He asked for a motion to approve. Ms. Ryer motioned to approve; Mr. Wisgirda seconded. Motion carried 5-0. Mayor Belinko stated to Council that it would be a good idea because we are on a webinar to state your name and then comments. Kevin Martin commented he was there with Mr. Plitko and thanked everyone. Mr. Martin said that he would not have imagined having such kind comments. Rob had really worked hard on it with him, and he wanted to make sure Council knew how much he appreciated what they had said. Ms. Brienza thanked them for their initiative with helping with the aesthetics on Rt. 26.

B. Mayor Belinko announced there would be discussion, consideration, and possible vote on the final site plan for Excel Property Management to construct a three-hundred-eight-four (384) square-foot conference room. Mr. Mayor asked if the applicant was on-line. Ms. Botchie stated the applicant was not on-line, but Mr. Lyons was ready to do the presentation. Mr. Lyons stated he would move on with his comments, and a little information, on this project. Mr. Lyons stated, it is for roughly a 384 square foot addition. The only site work on this site was the landscaping, and removal of some gravel area in the back. He stated it was required to make it stay a legally non-conforming lot. As you can see from the plans, the existing building was in the front yard setbacks from the Rt. 26 project. He stated the applicant was over the limit on the amount of impervious area when they applied, so they had to remove at least that much. They removed enough of the gravel to be in conformity with the code, so that definitely helped. The only other site work was the landscaping around the building and the back. All of the other items; parking and everything, met the requirements of the addition already, so they did not have to do anything except for a little bit of striping. All comments that we had have been addressed, which was mostly the landscaping and the gravel. Mr. Lyons asked if Council had. Ms. Brienza stated she had one. She said that it may sound petty,

but again it goes with the aesthetics of Rt. 26. Currently that building was two different colors. Mr. Lyons responded that the renderings they sent us looks like it will be same color, all one color. Ms. Brienza asked if we require that. Mr. Lyons stated, unfortunately the applicant's not here, and he did not want to assume anything, but from looking at the rendering it looks like they would redo the entire siding. Again, he stated he was not the applicant, so he could not speak for them. Ms. Brienza stated, right now the front was green, and the side was blue. Mr. Lyons agreed, and said it looked like they were working on that. Mr. Lyons stated that may be a question for Eric, to see if they have pulled something to do some siding work on that house yet. Ms. Ireland stated they have not pulled any permits for siding. Mayor Belinko stated the trees were very important because the P & Z committee mentioned that and wanted those to maintain the landscaping and asked for that in the final approval. Mr. Lyons commented, there was not work in the back besides the removal, so there would be no removal of trees. He stated they were definitely adding landscaping there, which was what they needed to keep that buffer. So, what they are doing was improving that area. Mayor Belinko asked if there were any other comments from Council. Ms. Brienza stated she liked the landscaping plan. Ms. Ryer stated she agreed with Ms. Brienza about the colors of the building. She said if it were all different colors it may look like the house that Jack built, added on with no thought. Ms. Brienza agreed, but she wanted to make sure we had it on record. Mayor Belinko added that it would not look good with different colors. He asked if there were any other comments and was there a motion to accept.

Ms. Ryer made the motion to accept with the confirmation that all of the siding would be the same color. Ms. Brienza seconded the motion. Motion carried 5-0.

C. Mayor Belinko stated the Council would discuss, and possibly vote on, hiring a 'Park Maintenance Worker'. Ms. Botchie stated it was evident, that the last four weeks since the park had been open, that our staff member Eric Evans had put in an extreme number of hours at the park. Morning hours and late hours after work. She stated the bathrooms were being cleaned three time a week, which the State was ok with, but they preferred five times a week. She stated she did not know if everyone was aware, but the first week the park was open, they had an issue with the bathrooms of not flushing; and, it was not a pretty site for our cleaning company. She has had a discussion with the Mayor and Deputy Mayor, and it was decided that it was time to move on, step up to the plate, and hire a part time maintenance worker. Ms. Botchie stated she had gone to the ICMA website and pulled some job descriptions and tried to cater to the Town's needs. She had Eric review it, which what was in front of Council and for on the screen for those online. Eric was thinking that this would possibly be a three hour a day job, as the bathrooms had to be cleaned, the playground equipment had to be cleaned, and she had concerns that there was so much mud and dirt on that portion. She stated that they had been finding a lot of trash blown through the park area which Eric had to pick up every day. Ms. Botchie stated she had consulted with Mr. Pat Plocek on the job

description, and he recommended they applicant would be required to lift moderate weight sometimes over 50lbs. She stated the trashcans were very heavy, as well as, the backpack that Eric used to sanitize the equipment. She wanted to present this to Council tonight to say, 'yeah or nay'. Ms. Brienza stated she agreed with that. She stated if Council would go back in some minutes, they would see she had suggested at that time to consider hiring a part time person because the Town needed somebody to clean that. Ms. Brienza stated that the Town cannot expect someone in Eric's position to be over at that park every day, or every other day, cleaning up. That was not his job and not what we paid him for. Ms. Ryer stated that she looked over this, and it has some good information, but there are a couple things. With the cleaning, she had in a couple of establishments that she had been in, they had certificates that they were certified for COVID cleaning. Ms. Ryer wanted to know that was something the health department requires. Ms. Botchie stated no. Ms. Ryer continued in stating that it good to add that they would be required to work some weekends especially when there were events planned and when the building opens, and the Town rents it out. She stated that Eric and Jen cannot be expected to take care of inspections, and then take care of that park. That was literally impossible. Ms. Ryer stated she had done some research on the wage rate. She stated right now, the Delaware minimum wage rate is \$9.25 per hour, but it was going up by 2025 to \$15.00 per hour. The Feds were pushing for \$15.00. She thought \$9.25 was a little low for that job, and not sure if that was something they were going to discuss tonight. Ms. Botchie stated no. Ms. Ryer stated that in the long run, this position would save the Town money because of the cost of the Towns cleaning company, so she was in favor of the hiring Ms. Botchie said thanks for reminding her to add flexible hours. She did add 'assist in preparation for during and after special events. Ms. Brienza stated Barbara's comments of working weekends was excellent, and should be in the newspaper ad, so they know right up front. Mr. Maneri stated he thought it should say in there that the applicant would have to have a background check because the employee would be around children. He stated he thought it was going to be all weekends they are going to have to be there; because weekends, the park was packed, and you cannot do it during the week, because during the week was not as packed because of school or something. The weekends the park was packed. Ms. Ryer stated that especially with the nicer weather, she could see that need. Mr. Maneri said, he thought there should be a check list for in the bathrooms, that once the bathrooms are cleaned, they should put the date and time they did it. Mr. Maneri asked Debbie if she called them to open the bathrooms, because at first, they said we could not open the bathrooms. Ms. Botchie stated yes. Mayor Belinko thanked everyone for their comments. He said the important thing was we have to have a process that everyone understands and the responsibility. It would be important, during the interview process, that everyone understands we need a flexible position like Sunday and Monday, but then Tuesday it is light and come in on Wednesday, or an event or Saturday night. Make sure they understand this up front, I am sure there will be some folks interested. Going back to wages,

he knew Delaware's \$15 an hour was probably the going rate, and he knew that the restaurant industry, especially in the beach areas here were allowing. He went on to say that our two Senators in Congress were against this because of the restaurant impact. It was not a given, but we still want a wage up there. Mayor Belinko stated we could not get by with having our existing staff take time from their busy schedules, because of all the building permits, and with the rentals coming up, and we were short now without our Town Clerk. He thought this was the right move and see in the future for a full-time position. The pickle ball courts would attract more people. Mr. Wisgirda stated that depending upon the number of applicants, the Town should definitely give preference to a local in the Town. He stated he felt if the applicant lived in Town, it would be a vested interest and availability. Mr. Wisgirda stated that someone living in Seaford or Georgetown would not be realistic as they would have to travel, their vehicle time and by the way would not be added to the time they work. Mayor Belinko stated that Mr. Wisgirda's point was well taken. He asked Ms. Botchie if she had any further comments. Ms. Botchie stated that every employee of the Town had to have a background check and drug test. Mayor Belinko asked for a motion to move forward with hiring this position. Ms. Brienza made the motion to approve of the hiring and the pay would be \$15.00/hr. Ms. Ryer seconded. Mr. Maneri said, before Council gets crazy with the motion, could we just add that we put in working weekends and things like that. Ms. Ryer stated Ms. Botchie said she would revise it. Mr. Maneri stated well let us get it done. Ms. Brienza stated to include in her motion the other items. Ms. Ryer stated to included Federal labor laws. Motion carried 5-0.

7. Citizen's Privilege

No Response.

8. Mayor Belinko announced the next meeting - Town Council Meeting April 13, 2021

9. Adjournment Mayor Belinko asked for a motion to adjourn, motion made by Ms. Brienza and seconded by Mr. Wisgirda. Motion carries 5-0

Submitted by:
Treasurer Barb Ryer